



## Edmonton Alberta

\$343,800

Welcome to this lovely townhouse in Laurel Landing! This is a perfect property for first-time home buyers & investors. This 3 bedroom unit boasts an open concept and wide-plank flooring throughout the main level. The kitchen is spacious with stainless steel appliances, walk-in pantry, subway tile backsplash and an island with eating bar. The upper level offers 3 bedrooms: the primary including a 3 piece ensuite and a large walk-in closet. Lower level has an attached double car garage and mudroom great for the cold winters. Plus there is a desirable low maintenance fenced-in yard to enjoy entertaining in the warmer months. Higher energy efficiency w/tankless hot water & heat recapture for a lower utility bill. This well maintained complex offers visitor parking and is walking distance to tons of amenities. Located close to shopping, a community playground, community league, newer rec centre, schools and public transit. (id:6769)

Living room 3.62 m X 3.9 m

Dining room 3.45 m X 2.06 m

Kitchen 4.05 m X 2.66 m

Primary Bedroom 2.66 m X 3.99 m

Bedroom 2 2.77 m X 2.76 m

Bedroom 3 3.29 m X 2.41 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>



Royal

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